

# Chapter 17

## SINGLE FAMILY RESIDENTIAL ZONES

**A zoning ordinance which provides for low density, single-family neighborhoods.**

## CITY OF KANAB

### Uniform Zoning Ordinance

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#### **Section 17-1 Purpose**

Single Family Residential Zones (R-1-20, R-1-15, R-1-10, R-1-8): To provide and protect areas for low-density, single-family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families.

#### **Section 17-2 Permitted and Conditional Uses**

LAND USE CHART SINGLE FAMILY RESIDENTIAL	ZONES			
	R-1- 20	R-1- 15	R-1- 10	R-1-8
Bed and breakfast	C	C	C	C
Cemetery	C	C	C	C
Child day care or nursery	C	C	C	C
Church	C	C	C	C
Golf course	C	C	C	C
Guest house	P	P	P	P
Home occupation	C	C	C	C
Horticulture and gardening <sup>1</sup>	P	P	P	P
Household pets	P	P	P	P
Park or playground	C	C	C	C
Public buildings	C	C	C	C
Public utilities, essential services	C	C	C	C
School	C	C	C	C
Shed / garage <sup>2</sup>	P	P	P	P
Single family dwelling unit	P	P	P	P

<sup>1</sup> For personal use.

<sup>2</sup> Refer to Section 17-5-2

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### Section 17-3 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

### Section 17-4 Minimum Area, Width and Yard Requirements

			Yard Setbacks in Feet		
District	Area	Width	Front	Side	Rear
R-1-20	20,000 sq ft	120	25	10	10
R-1-15	15,000 sq ft	100	25	10	10
R-1-10	10,000 sq ft	80	25	10	10
R-1-8	8,000 sq ft	60	25	8	10

### Section 17-5 Modifying Regulations

1. Side yards - On corner lots the side yard setback shall be the same as the front yard setback.
2. Accessory Buildings - All accessory buildings shall be located at the rear of and at least ten (10) feet from the main building and may have a rear yard and side yard of two (2) feet except on the street side of a corner lot.

### Section 17-6 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this Ordinance.